

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

February 26, 2013

Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Claire Davis, Supervising Planner  
Secretary to the Jersey City Zoning Board of Adjustment

c: Mayor's Office  
Carl Czaplicki, Director, HED&C  
File  
Enclosure

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the February 21, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Request for Adjournment:

7. Old Business

- A. Case: Z07-046 “d” Variance  
Applicant: Carevel, LLC  
Address: 319 Grove Street  
Attorney: George Garcia, Esq  
Block: 239 Lot: P.1  
Zone: NC – Neighborhood Commercial  
For: A use variance to allow a restaurant to become a nightclub  
**Dismissed due to lack of prosecution**
- B. Zoning Officer request to address the board regarding 111 Greeneville Avenue  
**Board decided to memorialize the Resolution for this application without hearing from the Zoning Officer**

8. Case: Z12-033  
Applicant: Lee Lim c/o Brother L. III, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 1515 Kennedy Boulevard  
Block: 29101 fka 1250 Lot: 37 fka78  
Zone: NC – Neighborhood Commercial District  
For: Preliminary and Final Major site plan with “c” and “d” variances to create a category three restaurant, through the addition of a drive thru to a Dunkin Donuts  
“d” variance: Use  
**Approved with conditions**

9. Case: Z12-041  
Applicant: Carmen Flores  
Address: 124 Mallory Avenue  
Attorney: Rita McKenna, Esq.  
Block: 20801 fka 1765 Lot: 93 fka 51.B  
Zone: R-1 One and Two Family Housing  
For: Conversion of the ground floor of a 2-family house to the Philippine Community Center  
“c” variance: Max area for signage  
“d” variance: Use  
**Approved with conditions**

10. Case: Z12-027  
Applicant: EHOP Holdings LLC  
Address: 70 Fairview Avenue  
Attorney: Eugene O’Connell, Esq  
Block: 16502 fka 1824 Lot: 31 fka 36  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a 2-family house to a 3-family house.  
“d” variances: Use  
**Adjourned to March 21, 2013 meeting**

11. Case: Z12-034  
Applicant: 471 Monmouth Street, LLC  
Address: 471 Monmouth Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9908 fka 391 Lot: 31 fka 8  
Zone: R1 – One and Two Family Housing  
For: Preliminary and Final Major Site Plan with “c” and “d” variances to construct a 4-story, 6-unit residential building with 4 onsite parking spaces  
“c” variances: Min rear yard setback, Max building coverage, Max lot coverage, Height (in stories)  
“d” variances: Use, Height (in feet)  
**Approved with conditions**

12. Case: Z12-031  
Applicant: Brunswick 124, LLC  
Address: 124-126 Brunswick Street  
Attorney: Charles J. Harrington, III, Esq.  
Block: 11004 fka 385 Lot: 27 fka N  
Zone: R-1 One and Two Family Housing  
For: Preliminary and Final Major Site Plan with “c” and “d” variances to construct a 4-story, mixed use building 12 units on the above floors and retail use on the ground floor.  
“c” variance: Min rear yard setback, Min lot depth, Max building coverage, Height (in stories)  
“d” variance: Use, Height (in feet)  
**Approved with conditions**

**13. MEMORIALIED THE FOLLOWING RESOLUTIONS:**

- (1) **Resolution of the Jersey City Board of Adjustment Reversing the Zoning Officers Decision for #Z12-037 submitted by Joseph Kelly (111 Greeneville Avenue)**  
(2) **Resolution of the Jersey City Board of Adjustment Approving a “d(2)” Variance #Z12-032 submitted by Michael Ryan (292 Barrow Street aka 68 Mercer Street)**  
(3) **Resolution of the Jersey City Board of Adjustment Denying “d” and “c” Variances #Z08-057 submitted by Cheryl and James Cardinali (358 Seventh Street aka 203 Brunswick Street)**  
(4) **Resolution of the Jersey City Board of Adjustment Approving “c” Variances #Z12-038 submitted by Henry Skipper (349 Claremont Avenue)**  
(5) **Resolution of the Jersey City Board of Adjustment Approving “c” Variances #Z12-019 submitted by Onkar Singh (74 Hopkins Avenue)**

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**